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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING AND NOTICE OF INTENT TO ADOPT AN ADDENDUM

On Wednesday morning, the 18th day of November at 9:00 am, in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

SHADYBROOK ESTATE WINERY - USE PERMIT MAJOR MODIFICATION NO. P20-00158-MOD

Location: Parcel is accessed via Rapp Lane, which is a gated private road located on the north end of Second Avenue at the intersection with Chateau Lane; 100 Rapp Lane, Napa, CA 94558; APN 052-170-019. (11.37 Acres)

Zoning & General Plan Designation: Agricultural Watershed (AW) District and Agriculture, Watershed, and Open Space (AWOS)

REQUEST: Approval of a Major Modification (P20-00158) to an existing 70,000 gallon winery to allow the following: 1) increase daily visitation from 21 per day with a maximum of 147 per week to 50 per day with a maximum of 350 per week; and 2) amend the existing marketing program from eight (8) catered food and wine events per year with a maximum of 30 persons and one (1) Wine Auction event per year with a maximum of 30 people to six (6) events per year with a maximum of 30 persons, six (6) events per year with 50 visitors and six (6) events per year with 100 visitors. Events with 30 visitors or less will be catered using the winery's existing commercial kitchen. All other marketing events will be catered off site. There are no physical or infrastructure improvements included with this request. No increase in production or employees are requested. This request is a result of the Planning Commission action taken on January 15, 2020 on Major Modification P18-00450-MOD (under the County's Code Compliance Program) to direct the applicant to bring the subject winery into compliance prior to reconsideration of the above noted expansions beyond existing entitlements. The project also includes an exception to the Napa County Road and Street Standards (RSS) for widening the existing 20.59' wide entrance gate since the Winery is located in a Locally Responsibility Area (LRA) and not in a Very High Fire Hazard Severity Zone (VHFHSZ) pursuant to Section Five of the RSS.

CEQA STATUS: Consideration and possible adoption of an Addendum to the previously adopted 2019 Negative Declaration prepared for Shadybrook Winery Major Modification P18-00450-MOD. Pursuant to CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative

declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

The proposed Addendum and the previously adopted Negative Declaration are available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "Current Projects Explorer" at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal comments regarding this project and the adequacy of the proposed Addendum are solicited. Comments should be directed to Charlene Gallina, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1355 or charlene.gallina@countyofnapa.org, and must be received before 4:45 p.m. on November 17, 2020.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: November 3, 2020

DAVID MORRISON
Director of Planning, Building, & Environmental Services